

COUNCIL  
AGENDA

DEC 22, 1975

THE COUNCIL OF  
THE CORPORATION OF THE CITY OF MISSISSAUGA

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A G E N D A

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DATE: MONDAY, DECEMBER 22, 1975

TIME: 10:00 A.M.

PLACE: CITY COUNCIL CHAMBERS  
1 City Centre Drive,  
Mississauga, Ont.

1. BY-LAWS

#511-75 - A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$2,623,900.00 (all of which is to be debentured) for the acquisition of land for park purposes in the City of Mississauga. (Cawthra Elliot Estate)

THIRD READING REQUIRED

#640-75 - A By-law to authorize the temporary borrowing of \$2,623,900.00 (all of which is to be debentured) pending the issue and sale of debentures. (To provide for temporary financing for acquisition of Cawthra Elliot Estate.)

THREE READINGS REQUIRED

#641-75 - A By-law to rescind By-law #522-75. (By-law 522-75 Amended Port Credit Zoning By-law to provide for a retail food store in a certain area. This by-law was replaced by by-law 552-75 at which time by-law 522-75 was not repealed.)

THREE READINGS REQUIRED

December 22, 1975.

1. BY-LAWS CONTINUED

#642-75 - A By-law to authorize execution of an agreement for municipal purposes. (P.N. 75-129, awarded to Dundas Construction for Wildfield Crescent Storm Sewer Repair.)

THREE READINGS REQUIRED

#643-75 - A By-law to amend By-law Number 5500 as amended. (This by-law is in conformity with Official Plan Amendment 259, approved by Council on Sept. 24/75. Northsted Group Ltd. File OZ-93-74. To change zone designation from M1 to AC3-Section 731 on lands at the south west corner of Eglinton Ave. E. and Burgoyne Street. All City conditions have been satisfied.)

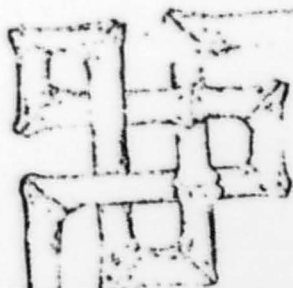
THREE READINGS REQUIRED

2. MOTIONS

- (a) To advise O.M. B. that By-law 591-75 is in conformity with the Official Plan. (Wawel Villa - OZ-31-74)
- (b) To advise O.M.B. that by-law 597-75 is in conformity with the Official Plan. (Hilite Holdings - OZ-1-74)
- (c) To forward By-law 561-75 to the O.M.B. notwithstanding three letters of objection. (South west corner of Falconer Drive and Charing Drive. Copies of letters of objection are attached to the agenda.)
- (d) To assume works in connection with three lots facing Haig Blvd. and Myron Drive (Bator subdivision) and return securities.
- (e) To approve payment of October and November accounts.
- (f) To advise O.M.B. that By-law 643-75 is in conformity with the Official Plan for the City of Mississauga. (File OZ-93-74 - Northsted Group)

3. CONFIRMING BY-LAW

4. ADJOURNMENT



Terence L. Julian, A.M.C.T.  
City of Mississauga  
1 City Centre Drive,  
Mississauga.

Dear Sir,

I wish to register in objection to the approval of by-law 561-75. The reasons for my objection are:-

- 18 units per acre are too many units per acre. They will constitute a very crowded townhouse development, with insufficient open areas, & insufficient play areas for small children.
- 1.25 parking spaces per dwelling are likewise insufficient, as is the designated amount of visitor parking.

These objections are already proven by other development in the area. Such Council should take this into consideration.

Yours faithfully,

Philip Reardon.

668 Falcone Dr.  
Unit 10.  
Mississauga  
December 13th, 1975.

RECEIVED

REGISTRY NO. 11085

DATE DEC 15 1975

FILE NO. 561-3

CLERK'S DEPARTMENT



RB

Dec 11/75

The Clerk of the City of Mississauga

This is my objection to the approval of the by law  
561-75 passed on the 10th day of December 1975.

Eighteen units per acre is much to heavy a density  
and would make for very crowded living conditions. The  
reduced parking requirements will cause the largest problem  
I live in the townhouse development directly across the  
street from the proposed development. We have the  
required amount of parking spaces and find it totally  
inadequate. Most families here have two cars, some three.  
There is literally no parking spaces left for visitors. There is  
a three hour parking limit on Falconer Drive. (No overnight parking)  
We have all had our share of parking tickets because of the  
lack of parking available. If this by law is approved and  
the developer is allowed to go ahead with reduced  
parking requirements. Where will all the cars park?  
We will have a major parking problem on our hands.  
Then can you tell me what the city of Mississauga will  
be able to do to solve our parking problem?

Mrs. Gale Donofrio

Address to which notice of hearing  
is to be sent.

Mrs. Gale Donofrio  
6650 Falconer Drive Unit 2  
Mississauga, Ontario  
L5N 1B5

6730

#46,673 Falconer Dr.,  
Mississauga, Ont.  
December 9, 1975

Terence L. Julian, O.M.C.T.  
City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario.

RECEIVED
REGISTRY NO. 10940.
DATE DEC 11 1975
FILE NO. R/561-75
CLERK'S DEPARTMENT

Dear Sir:

I do not approve the zoning R.M.S.-  
Section 205, as it is, for the site on the south  
west corner of Falconer Drive & Channing Drive.

Firstly there are too many units per acre.  
I live across the street from that site  
and we have 14 units per acre & I feel  
this is more than enough.

Secondly, we probably have more parking  
space per unit in our development, than  
will be allowed by the proposed new Whitehall  
development, and it is insufficient. Therefore  
there will be parking problems beyond our imagination.

Thirdly, I can't for the life of me understand,  
except perhaps for the developer to make more money,  
why a city would allow ~~such~~ high density  
building. The majority of people who bought  
in this area were impressed by the "country living"  
concept. This zoning doesn't conform to that idea.

I trust that others in this area voice  
their opinion.

Thank you for your attention.

Yours Truly,

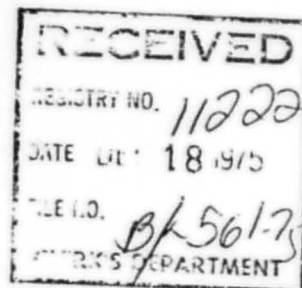
Mary M. Boyd.

Mr. Colin Davis,  
5 Dunray Court  
STREETSVILLE, Ontario  
December 15, 1975

City of Mississauga  
1 City Centre Drive  
MISSISSAUGA, Ontario.

Attn: Clerk.

Re: By-Law #561-75  
Amendment # 5500



Dear Sir:

I support this proposed by-law to change the  
zoning RM7D4 - Section 299, to RM5-Section 705.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Colin Davis".

Colin Davis, C.E.T.

CD/bs



DRAFT

MEMORANDUM

TO: M. L. Dobkin, Mayor and Members of the City of Mississauga Council.

FROM: I. F. Markson, City Manager.

SUBJECT: Official Plan Goals and Objectives.

COMMENTS: The Goals and Objectives developed by the Planning Department have been reviewed by the Staff Management Team. We recommend that Council adopt these Goals and Objectives in principle as the basis for developing Official Plan policies.

*I. F. Markson*

CITY OF MISSISSAUGA

PLANNING DEPARTMENT

MEMORANDUM

TO: M. L. Dobkin, Mayor, and Members of the City of Mississauga Council.

FROM: J. E. L. Farrow, Executive Director of the Official Plan Task Force.

SUBJECT: Official Plan Goals and Objectives.

COMMENTS: (a) Introduction

By establishing the goals and objectives for the future development of Mississauga, City Council will take a fundamental step toward defining the formulation of the proposed Official Plan. The Official Plan Task Force has, with the cooperation of City Departments and other agencies, combined with input from the public, drafted a set of goals and objectives for the consideration of Council.

(b) The Purpose of the Goals

Goals and objectives are essential to an effective program for three purposes:

- i) To clearly establish for the public, other levels of government and other agencies, the desires we have with respect to the future of the community.
- ii) To establish measures to be used in a comparative valuation of alternatives.
- iii) To identify standards for policy formulation.

The goal represents an ideal or end towards which a planned course of action is directed. It is generally a value to be sought after rather than a set of attainable conditions. The objective is the end of the action or the situation to be reached. These may be measurable targets or a set of conditions which can be clearly identified when obtained. From the goals and objectives are developed policies which indicate the ways and means to obtain the objectives.

It will be seen from reading the section of this report on the format of the plan, that the plan will be in two parts: a long range overview of what Mississauga will look like when fully developed at some point after the year 2000 -- Mature State Plan; and a shorter range plan for the next 10 years.

The goals relate to the long range plans and unless social values or the roles of the communities change significantly these goals should remain unchanged. The objectives relate specifically to the shorter run plan, and are more likely to be modified as circumstances change. In the short run we will be striving to achieve certain objectives which contribute to meeting the overall long range goals.

One of the most useful aspects of specifically stating goals and objectives concerning the future of the City is that it brings into perspective the large number of components of a successful living environment. We can, therefore, use it as a check list when we are evaluating changes to our plan in the future.

It should be recognized that both goals and objectives are by necessity simplified statements and that many details are not explicitly stated.

(c) Action Required by Council

Council is requested to review the attached goals and make a decision on whether they represent the views of Council at this point in time. Where further research may necessitate changes to these goal statements before the final plan is prepared, it is essential that Council adopt a basic set of goals at a starting point for developing the plan. The final decision on these goals will be made when the plan containing them is presented to Council in mid-1976. At this future date, Council should be able to see how the goals have been translated into policies and will then be in a better position to consider whether modifications are necessary.

#### GOAL 1     CITY IDENTITY

TO ESTABLISH A SENSE OF IDENTITY FOR MISSISSAUGA WHICH IS APPROPRIATE TO THE ROLE OF A REGIONAL CENTRE.

#### OBJECTIVES

1. To provide a Core Area site of appropriate size and location to facilitate its development as the dominant focal point of retail, office, recreation, cultural and institutional facilities of city and regional significance.
2. To design a Core Area which will facilitate and attract a high level of social activity both day and night, have an attractive visual quality and a strong sense of identity.
3. To locate community facilities including a City Hall, Central Library, Theatre and Art Gallery in the Core Area.
4. To create a sense of visual identity for the City by introducing common architectural themes for those aspects of the built environment which are of city wide significance.
5. To give high priority when considering transportation facilities to the construction of transportation facilities which accommodate trips to the Core Area from other areas of Mississauga and the surrounding region.



GOAL 2    COMMUNITY STRUCTURE

TO PRESERVE AND DEVELOP A SENSE OF IDENTITY FOR LOCAL COMMUNITIES  
IN MISSISSAUGA.

OBJECTIVES

1. To develop secondary centres which provide a range of retail, service, community and education facilities.
2. To group retail, service, community and education facilities so that they are easily accessible to the residential areas they serve and provide a focus for each community.
3. To create an individual identity for each community by introducing common architectural themes in prominent parts of the built environment and by varying these themes between communities.

GOAL 3      POPULATION AND EMPLOYMENT

TO ACHIEVE A BALANCE WITHIN MISSISSAUGA BETWEEN EMPLOYMENT OPPORTUNITIES, HOUSING OPPORTUNITIES AND TRANSPORTATION.

OBJECTIVES

1. To expand the number of employment opportunities to at least equal in number to the resident labour force.
2. To achieve a range of employment opportunities which are matched with the skills of the labour force.
3. To expand office employment so that by 1986 employment in this category is at least 15% of the labour force.
4. To provide housing accommodation for those employed within Mississauga.
5. To give a high priority when constructing transportation facilities, including roads, transit, cycle paths, and footpaths, to those facilities which are designed to accommodate journey to work trips with origins and destinations within the City.

GOAL 4     HOUSING

TO ENSURE THAT THE MIX OF RESIDENTIAL ACCOMMODATION IN MISSISSAUGA CAN ACCOMMODATE PERSONS WITH DIVERSE SOCIAL AND ECONOMIC CHARACTERISTICS, NEEDS AND DESIRES.

OBJECTIVES

1. To add to the existing residential accommodation units of a type, tenure and price, which will result in a match between employment opportunities and residential labour force by 1990.
2. To facilitate through the planning process, the provision of housing by public agencies.
3. To facilitate the provision of residential accommodation which qualifies for financial assistance from the Federal and Provincial Governments.

GOAL 5      TRANSPORTATION

TO PLAN A TRANSPORTATION SYSTEM WHICH WILL ACHIEVE THE RAPID,  
SAFE, CONVENIENT AND COMFORTABLE, MOVEMENT OF PEOPLE AND GOODS.

OBJECTIVES

1. To keep trip times to a minimum.
2. To minimize conflicts between the different transportation modes.
3. To develop a transportation system consistent with identified requirements and constraints of the natural environment.
4. To achieve a pattern of development which has the potential for a high usage of public transit.
5. To locate new transportation facilities in such a way as to promote the desired pattern of development.



GOAL 6      COMMUNITY SERVICES

TO FACILITATE ACTIONS BY OTHER AGENCIES TO MAKE AVAILABLE TO THE CITIZENS OF MISSISSAUGA SERVICES NECESSARY TO ENSURE THEIR HEALTH, WELFARE, EDUCATION AND SAFETY.

OBJECTIVES

1. To provide through the planning process locations for health, welfare, social and education facilities which are conveniently accessible.
2. To provide through the planning process accessible locations for police and fire protection facilities.

GOAL 7      RECREATION

TO ENSURE THAT THE POPULATION OF MISSISSAUGA HAS ACCESS TO PARK LAND AND A RANGE OF RECREATION AND NATURE STUDY OPPORTUNITIES.

OBJECTIVES

1. To provide an integrated system of open space areas to serve the needs of the neighbourhood, the community and the City.
2. To provide links between open space areas and links from open space areas to other activity areas by pedestrian and cycle paths.
3. To increase public access to and the opportunity for, Lake Ontario based recreation.
4. To provide a system of open space areas which can be adapted to satisfy changing public preferences for constructed recreation facilities.
5. To provide recreation opportunities and open space which will complement facilities provided by other agencies and organizations.

GOAL 8 CONSERVATION

TO PRESERVE AND ENHANCE EXISTING NATURAL AND HUMAN-MADE ENVIRONMENTAL FEATURES.

OBJECTIVES

1. To preserve significant natural areas by incorporating them into the open space network.
2. To protect from the impact of human activity sensitive natural areas which by reason of their unique character are of value to the community.
3. To preserve sites of historical significance and buildings of architectural or historical significance.
4. To provide settings for buildings of architectural or historic significance which are compatible with their character.

GOAL 9      PHYSICAL SERVICES

TO PLAN FOR THE SUPPLY OF ADEQUATE WATER, SANITARY SEWER, STORM SEWER, SOLID WASTE DISPOSAL SERVICES AND UTILITIES TO FACILITIES REQUIRING THESE SERVICES.



GOAL 10      ENVIRONMENT

TO PROVIDE A COMPATIBLE PHYSICAL ENVIRONMENT FOR ALL HUMAN  
ACTIVITIES IN THE CITY.

OBJECTIVES

1. To locate new development so that the physical disturbance to existing development is kept to a minimum.
2. To locate residential development in areas which will be the least affected by atmospheric and noise pollution.
3. To provide for the movement of people and goods so as to minimize disruption and inconvenience to established and future neighbourhoods.

GOAL 11      PHASING

TO PHASE DEVELOPMENT SO THAT THERE IS EFFICIENT USE OF  
EXISTING FACILITIES AND A COHESIVE URBAN FABRIC.

OBJECTIVES

1. To phase new urban development so that the number of communities in the process of development is compatible with the available municipal resources.
2. To ensure that new development is a contiguous extension of the existing urban area.
3. To minimize the time that each community is in a state of partial development.

GOAL 12     FINANCE

TO ENSURE THAT THE COSTS OF NEW DEVELOPMENT ARE EQUITABLY  
DISTRIBUTED WITHIN THE COMMUNITY.

OBJECTIVES

1. To locate new development so that the costs of the provision of services to current standards are kept to a minimum.
2. To ensure that the incremental capital costs of new development are borne by those whom it will accommodate.
3. To control the rate of growth to ensure that municipal costs can be maintained within acceptable limits.